

STATE MS. - DESOTO CO.

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Prepared by and  
Return to: William F. Hagan  
Post Office Box 679  
Hernando, MS. 38632  
(601) 429-9048

BK 396 PG 499  
W F HAGAN

LEONARD F. HILTY, JR., ET UX,

Grantors

TO

WARRANTY DEED

TOMMY BRIGGS, ET UX,

Grantees

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **LEONARD F. HILTY, JR., and wife, LINDA K. HILTY**, do hereby grant, bargain, sell, convey, and warrant to **TOMMY BRIGGS and wife, POLLY BRIGGS**, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

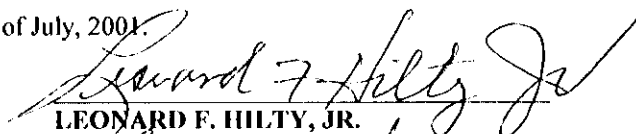
Lot 204, Fairway Grove Subdivision, in Section 6, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 60, Pages 22-23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 60, Pages 22-23, and/or elsewhere of the records of DeSoto County, Mississippi; and subject to taxes for the year 2001 and all subsequent years.

Taxes for the year 2001 are being pro-rated on an estimated basis to the date of this instrument. Grantors shall be liable to Grantees for any and all shortages in such pro-ration which may be determined upon publication of said taxes. Taxes for the year 2002 and all succeeding years are to be the responsibility of said Grantees, their heirs, successors, and/or assigns.

Possession of said real property shall be given to Grantees at or before 5:00 o'clock P.M. of July 30, 2001.

Witness our signatures, this the 23<sup>rd</sup> day of July, 2001.

  
LEONARD F. HILTY, JR.

  
LINDA K. HILTY

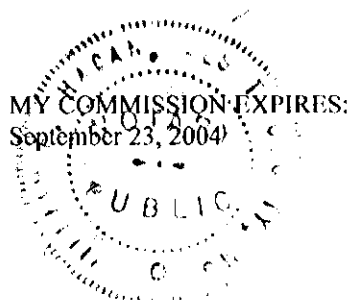
Mr. and Mrs. Leonard F. Hilty, Jr.  
1312 Cross Creek Drive E.  
Hernando, MS 38632  
Home: (662) 429-2572  
Work: ( ) RETURN

Mr. and Mrs. Tommy Briggs  
375 Nicklaus Cove  
Hernando, MS 38632  
Home: (662) 429-9193  
Work: (662) 363-3512

# STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **LEONARD F. HILTY, JR., and wife, LINDA K. HILTY**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 23<sup>rd</sup> day of July, 2001.


  
NOTARY PUBLIC